

Chesterfield County Planning Commission

Work Program

As of April 1, 2005

Project Name	Description	Actual/ Projected Start Date	Actual/ Projected Completion Date	Status/Comments	Project Manager/ Contact	Initiated By	CPC Work Program	CPC Work Session	CPC Public Hearing
Affordable Housing	In accordance with State law, review comprehensive plan relative to housing affordability.	2004 Fall	(TBD) To Be Determined	<p>On 08/19/03, CPC set date of 10/27/03 for Special Work Session; On 10/27/03, CPC requested additional information and deferred further discussion to future work session; Staff to provide update @ 05/18/04 work session; On 05/18/04, CPC established Housing Committee; Appointed Messrs. Gecker & Wilson to represent CPC; Staff to provide list of potential nominees on 06/15/04; On 06/15/04, CPC deferred action on appointments to 07/20/04 CPC Work Session; On 07/20/04, CPC appointed committee members and requested staff provide nominees from residential community for appointment at 08/17/04 Work Session. Committee meeting scheduled on 11/18/04. Committee meeting on 12/14/04. Committee meeting with Fairfax County presentation held 02/03/05; On 02/15/05, CPC appointed David Reel to replace David Root on CPC Affordable Housing Task Force Committee.</p> <p>(Committee: D.Gecker & J.Wilson-CPC; M.Breslow, S.Genovese, P.Johnson, J.Napier, D.Root, D.Reel; T.K.Somanath & R.Waller); (Staff Support: B.Fassett & S. Haasch.)</p>	B. Fassett	Director - 2003	Yes	10/27/03 05/18/04 06/15/04 07/20/04 08/17/04	
Chester Plan	Amend the 1989 plan, including a review of infill development potential. It is anticipated that the planning process will include an analysis of design related issues and the preparation of implementing ordinances.	2003 April – Dept.. Work Program (WP) 2003 July - Start	2005 March – Draft to CPC	<p>Data gathering began in July 03. Citizens meetings to begin in Spring 2004; Citizens meetings scheduled on 02/09/04 and 02/25/04; Citizens participation process ongoing; On 07/20/04, staff stated anticipated bringing forward draft for CPC review. On 10/19/04, CPC deferred to 11/16/04 work session. Citizen meeting held 1/26/05. Citizen meeting scheduled for 02/22/05; CPC work session scheduled on 03/15/05; On 03/15/05, CPC held work session and set date of 04/19/05 for public hearing.</p>	S. Carter	BOS - 2003 April	Yes	10/19/04 11/16/04 03/15/05	04/19/05

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Commercial and Industrial Uses	Look at uses and determine if there are uses that should be in a different zoning district. Evaluate existing zoning in conjunction with future plan amendments. Evaluate possible ordinance amendment relative to non-conforming uses.	On-going	TBD	CPC scheduled for discussion at work session on 12/19/00. Defer'd to 01/16/01 for further discussion. Staff to provide on 2/20/01 a list of uses permitted by right, with restrictions, w/Cond. Use, by Spec. Except., for each of the O, C and I zoning districts; 04/17/02 - staff to provide CPC w/zoning map & land use plans for each magisterial district in March 01 with conversion table explaining generalized land use categories; Revised maps delineating major road names provided to Commissioners; Staff awaiting mtgs. w/Commissioners Litton, Gulley & Marsh; Staff to draft comments from various Commissioners; On 10/15/02, staff provided info to CPC; CPC to respond by 11/18/02; On 11/19/02, CPC requested staff schedule for work session discussion @ 12/17/02 meeting; On 12/17/02, CPC requested staff provide draft proposal at 01/21/03 Work Session; On 01/21/03, CPC directed staff to evaluate existing zoning in conjunction with future Plan Amendments and instructed staff to evaluate a possible Ordinance Amendment relative to non-conforming uses; Staff to provide update @ 08/17/04 Work Session. Staff to provide additional information following completion of other pending projects.	B. Rogers		Yes	12/19/00 01/16/01 02/20/01 04/17/01 12/17/01 01/21/03 08/17/04 09/21/04	
Countywide Plan Update	Review and update the Introduction to the Comprehensive Plan and policies/principles found throughout the plan, including, but not limited to growth management and aging neighborhoods.	2004 April - WP	FY06 ; TBD	Staff to prepare scope of work and schedule.	B. Fassett	BOS - 2004 April			
Differential Cash Proffer Policy	A review of the potential of using a differential cash proffer system in the County, where different cash proffer amounts would be proposed for different areas.	2004 July - Dept.	CPC to report back to BOS by 12/31/04; Completed 11/16/04 and forwarded recs. to BOS	On 09/17/02, CPC appointed committee members; On 10/15/02, Staff updated Commission; Committee met 10/10/02 & scheduled to meet on 11/18/02; CPC appointed George B. Sowers, Jr. to Committee; Committee met on 10/10 & 11/18/02; Committee meeting on 02/11/03; Meeting on 02/11/03 cancelled; Next meeting to be scheduled; Awaiting publication of Growth Phasing Analysis; On 01/20/04, CPC appointed Wayne Bass. In June, 2004, BOS asked CPC to study. Staff to report to CPC in Sept., 2004 and committee will then meet. Report back to BOS by 12/31/04. At their Sept. 21, 2004 work	G. Larson (Carmody, McCracken)	CPC 2003 BOS - June 2004 CPC - Sept. 2004	Yes	09/17/04 11/16/04	

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				<p>session, CPC forwarded further discussion to the Cash Proffer Committee, and report back to the CPC in November '04. CPC recommended to BOS in Nov. '04 not to adopt differential cash proffers. In Dec. '04, County Administration asked staff to explore additional options; On 02/15/05, CPC appointed David Reel to replace David Root on CPC Differential Cash Proffer Policy Committee.</p> <p>(CPC Committee: D.Gecker, Wayne Bass, S.Camp, D.Sowers, C.Carlisle, D.Root, D. Reel; G. Sowers.) (Staff Support: B. Dickson, A.Carmody, C. Owens-Bailey.)</p>					
Neo-Traditional Zoning District	Review County Zoning Ordinance and develop proposals to accommodate neo-traditional (new urbanism) design.	2004 June	TBD	<p>On 05/18/04, CPC requested staff provide information for discussion at the 06/15/04 Work Session. On 06/15/04, CPC requested staff bring back detailed outline in Oct./Nov. '04. Staff anticipates providing draft Ordinance in 1st quarter 2005. On 11/16/04, staff presented draft report to CPC with recommendation to establish committee. Nominations/Appoints anticipated 12/13/04. On 12/13/04, CPC appointed committee members. On 12/14/04, NTZD committee met. Meeting scheduled 02/14/05. On 02/15/05, CPC appointed David Reel to replace David Root on CPC Neo-Traditional Zoning District Committee. Committee mtg. scheduled on 03/14/05. On 03/14/05, Committee held mtg.; Scheduled meeting on 04/18/05.</p> <p>(CPC Committee: J. Wilson; David Anderson; Richard Collier; John Easter; Mark Fausz; David Root; David Reel; Andy Scherzer.) (Staff Contact: D. Hainley; Mike Tompkins)</p>	D.Hainley M.Tompkins	CPC 2004 June	Yes	06/15/04 11/16/04 12/13/04	
Northern Area Plan Update	Development plan for the northern area of the County east of Midlothian Village from the Richmond City line to Route 360. This updated plan will incorporate eight area plans adopted between 1983 and 1998.	2003 April – Dept.	TBD	<p>Data gathering began in July 03. Citizens meetings to begin in Winter 2004. Citizens participation process ongoing. Citizen participation process to continue starting September 2004. Courthouse Road meeting scheduled on 11/04/04. Citizen meeting held 01/27/05.</p>	B. Fassett S. Haasch	BOS - 2003 April	Yes		

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Northern Jefferson Davis Highway Plan Amendment	Update the 1993 Jefferson Davis Highway Corridor Plan (Northern Jefferson Davis Highway Plan) and related zoning standards.	2004Apr WP 2005March Start	TBD	Staff to prepare scope of work and schedule.		BOS - 2004 April			
Ordinance Amendment relative to Home Occupations.	Review, modification and/or clarification of Ordinance language.	May 2004	April June 2005	On 02/15/05, at staff's request, CPC deferred to 03/15/05 Work Session to allow additional revisions, with anticipated public hearing to be scheduled on 04/19/05; On 03/15/05, CPC set date of 04/19/05 for public hearing.	M. Janosik	Director 2004	Yes	03/15/05 CPC	04/19/05
Ordinance Amendment to Industrial Zoning Districts relative to Setbacks from Other Zoning Districts.	Re-evaluate the need for setbacks in industrial districts from other zoning districts (adopted 1972).	December 2004	TBD	On 02/15/05, staff presented an overview of proposal; CPC requested staff provide draft Ordinance language for discussion at 03/15/05 Work Session; On 03/15/05, CPC deferred to 04/19/05 Work Session.	G. Allen	CPC Dec 2004	Yes	03/15/05 CPC; 04/19/05	
Ordinance Clarification and Correction	Annual evaluation of needed ordinance clarifications and corrections.	Ongoing	Ongoing		C. Schlaudt	Director Jan 2005			
Residential Development Amendments (a.k.a. Residential Ordinance Re-Write)	Review and evaluate the residential sections of the Zoning Ordinance. Create new residential zoning districts to accommodate alternative housing types. (To include Code Amendment relating to Adult Day Care Within Homes, Rural Residential Zoning District (R-88) and Visual Resources Analysis Relating to Southern and Western Area Plan).		TBD	Staff to review with civic leaders and development community and report to CPC; Messrs. Marsh & Gecker/staff attended a seminar on rural cluster development; Review/analysis to continue through summer; Messrs. Poole & Hainley visited projects in Loudoun County in October 2001; Information to be used in the Rural Residential Zoning District Project; CPC directed staff to include Code Amdmt. re: Adult Day Care Within Homes in this project; Project to be phased with the First Phase to be the Rural Residential Zoning District; Staff developing scope of service and schedule.	B. Fassett	BOS - 2003 April	Yes		
Residential Standards and Restrictive Covenants	Notification to individuals of possible existence of restrictive covenants.		TBD	Awaiting further direction from CPC.	K. Turner		Yes		
Sidewalk Policy Revisions	Amend current Policy to incorporate changes to the Subdivision Street Requirements adopted and implemented by VDOT on 01/01/05.	2005 January	2005 May	On 01/18/05, CPC added to Work Program and requested staff provide amended policy for review.	D. Hainley; M. Tompkins	Director- Jan 2005	Yes	05/17/05	

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Sign Ordinance Amendment relative to Off-site Directional Signs.	Adding off-site directional signage for nursing home/assisted living-type facilities and meeting/reception halls.	October 2004	June 05	On 02/15/05, CPC deferred to 03/15/05 Work Session for discussion; On 03/15/05, CPC set date of 04/19/05 for public hearing.	G. Allen	Director 2004	Yes	03/15/05 CPC	04/19/05
Subdivision Ordinance Amendment relative to Standards for Paving of Streets and Acceptance into the State System.			TBD	On 02/15/05, CPC deferred to 03/15/05 Work Session for further discussion; On 03/15/05, CPC deferred to 04/19/05 Work Session; Staff to provide information relative to allow the developer the option of obtaining 100% of building permits prior to State acceptance if a bond for 125% of the cost is posted at time of recordation.	D. McElfish	Director	Yes	03/15/05 CPC; 04/19/05	
Upper Swift Creek Plan Update	Update of the 1991 plan for most of the Upper Swift Creek watershed.	2003 April – DEPT. W.P. 2003 July - Start	2005 Sept. – Draft to CPC	Data gathering began in July 03; Citizens meetings to begin in Winter 2004; Citizens meeting scheduled on 02/24/04; Citizens participation process ongoing; On 07/20/04, staff anticipated bringing forward draft for citizens' review. Citizen participation process to continue starting September 2004. Citizens meeting scheduled 11/09/04. Staff anticipates plan draft to CPC by Sept. 2005.	J. Bowling	BOS 2003 April	Yes		
Water Quality Protection Ordinance Amendments	Adopt ordinance to control land disturbance.	09/17/02- CPC	TBD	Staff requested CPC appoint committee to develop specific language to be incorporated into proposed Ordinances; On 09/17/02, CPC appointed committee members; Committee mtg scheduled on 10/17/02; Committee met on 10/10/02; Committee scheduled to meet on 11/21 & 12/04/02; Committee scheduled to meet third (3rd) week in April 2003; Committee meeting scheduled on 05/29/03; Meeting planned in August 03; Meeting held in August 03; Committee meeting planned in October 03; Committee meeting held 10/28/03; On 02/15/05 CPC appointed David Reel to replace David Root on CPC Water Quality Protection Ordinance Amdmts Committee. (CPC Committee: S.Litton, R.Gulley, D.Root, David Reel; S.Camp, P.Cooper, D.Parker, D.Anderson, R. Reuse, H.Nestor, J.Cogbill.)	K. Turner J. Salvati		Yes	09/17/02	

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Subdivision Ordinance Amendment re: Section 17-5	Amend Section 17-5 to add a link to Section 17-44.	April 2005	June 2005	On 03/15/05, CPC set date of 04/19/05 for public hearing.	M.Tompkins	Director	Yes		04/19/05
Public Facilities Plan Amendment	Proposal to revise School Component	March 2005	April 2005	CPC set date of 04/19/05 for public hearing.	S.Haasch	CPC	Yes		04/19/05